104.0	0007	0001.0	1 of 1	Residential
Map	Block	Lot	CARD	**ARLINGTON**

	Total Card	/	Total Parcel
APPRAISED:	758,900	/	758,900
USE VALUE:	758,900	/	758,900
ASSESSED:	758,900	/	758,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
187		OVERLOOK RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	RUBEAUD CLEMENT &
Owner 2:	ESPANA SONIA
Owner 3:	
Street 1:	187 OVERLOOK ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	EAST ANDREW W & -
Owner 2:	HOWSON LAURA E -
Street 1:	187 OVERLOOK ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .152 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1953, having primarily Asbestos Exterior and 2030 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6600.000	326,300		432,600	758,900
Total Card	0.152	326,300		432,600	758,900
Total Parcel	0.152	326,300		432,600	758,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 373.77 | /Parcel: 373.77

Legal Description

User Acct
67224
GIS Ref
GIS Ref
Insp Date
09/27/18

Entered Lot Size	
Total Land:	
Land Unit Type:	

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 104.0-0007-0001.0

!8299!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	326,300	0	6,600.	432,600	758,900		Year end	12/23/2021
2021	101	FV	315,300	0	6,600.	432,600	747,900		Year End Roll	12/10/2020
2020	101	FV	315,400	0	6,600.	432,600	748,000	748,000	Year End Roll	12/18/2019
2019	101	FV	245,100	0	6,600.	438,800	683,900	683,900	Year End Roll	1/3/2019
2018	101	FV	245,100	0	6,600.	327,500	572,600	572,600	Year End Roll	12/20/2017
2017	101	FV	245,100	0	6,600.	296,600	541,700	541,700	Year End Roll	1/3/2017
2016	101	FV	245,100	0	6,600.	284,300	529,400	529,400	Year End	1/4/2016
2015	101	FV	229,900	0	6,600.	241,000	470,900	470,900	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	07:05:17

LAST REV

Date	Time
09/30/21	18:15:14
danam	

USER DEFINED

Prior Id # 1:	67224
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 8299

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
EAST ANDREW W &	67410-153		6/10/2016		725,000	No	No		
HOWSON LAURA E,	61249 -342		2/21/2013	Convenience	100	No	No		
O BRIEN DAVID T	52947-527		6/9/2009		463,000	No	No		
IRWIN EDWARD L-	42178-598		3/4/2004		361,000	No	No		
	15906-26		12/1/1984		1	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/16/2021	793	Addition	75,000	O				

ACTIVITY INFORMATION

Date	Result	By	Name
9/27/2018	MEAS&NOTICE	BS	Barbara S
3/8/2017	SQ Returned	EMK	Ellen K
4/2/2009	Measured	372	PATRIOT
7/16/2004	MLS	MM	Mary M
10/22/1999	Meas/Inspect	264	PATRIOT
7/28/1991		JK	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6600		Sq. Ft.	Site		0	70.	0.94	5									432,598						432,600	

Total AC/HA:	0.15152	Total SF/SM:	6600	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	432,598	Spl Credit		Total:	432,600

EXTERIOR INFORMATION

Type:	5 - Cape
Sty Ht:	1T - 1 & 3/4 Sty
(Liv) Units:	1 Total: 1
Foundation:	1 - Concrete
Frame:	1 - Wood
Prime Wall:	5 - Asbestos
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	GREEN
View / Desir:	

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1953	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:	%		
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	%		
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.34444439
Const Adj.:	0.94050002
Adj $ / SQ:	139.089
Other Features:	90213
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	365810
Depreciation:	39507
Depreciated Total:	326302

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 6		BRs: 3			Baths: 2				HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

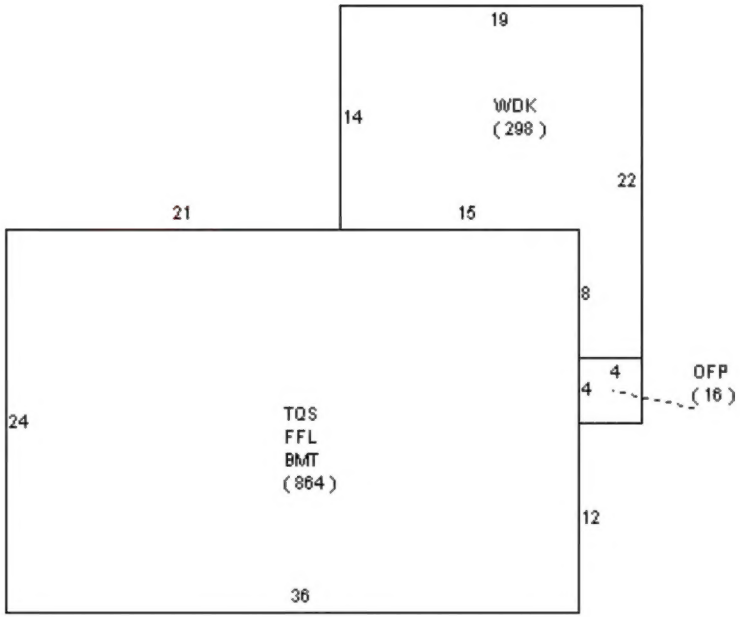
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	139.09
Special Features:	0	Val/Su Net:	121.30
Final Total:	326300	Val/Su SzAd	215.81

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	864	71.770	62,009
FFL	First Floor	864	139.090	120,173
TQS	3/4 Story	648	139.090	90,130
WDK	Deck	298	8.800	2,622
OFP	Open Porch	16	41.380	662

Net Sketched Area:	2,690			Total:	275,596
Size Ad	1512	Gross Area	2906	FinArea	2030

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	60	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 104.0-0007-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N	Total Yard Items:		Total Special Featues:		Total: